



ZONING BOARD OF APPEALS

Minutes of the Meeting

September 9, 2026

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, September 9, 2026, in the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Eight board members – Mr. Todd Champion, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. Jason Reddick, Mr. Gene Weston, Mr. Clay Smith, Mr. William Bailey and Mr. Steven Schumpert were present. Mr. Frank Shuler was absent.

Planning staff in attendance: Mr. Jeff Derwort, Mr. Kyle Kelly, Ms. Carmen Lowery and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Clay Smith.

MINUTES

Mr. Steven Schumpert made a motion to approve the minutes of August 12, 2026, with corrections. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.

NEW BUSINESS

BOA-26-26, 2447 Tindall Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed a request of variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) accessory structure location requirements provided for in Article 4.g.2.b.3.b: (*Accessory Structure*) *Location Requirements*, and (2) any other variances required to construct a detached carport in front of the primary dwelling on the property. The property is located at 2447 Tindall Rd., is zoned Agricultural Conservation (AC) and is represented by TMS# 223-03-02-006.

Mr. Derwort stated the desired location for the detached carport does not comply with Sumter County Zoning & Development Standards Ordinance (“Zoning Ordinance”) requirements. Under the Zoning Ordinance, detached carports and garages are only permitted in the rear yard or the side yard no further forward than the front façade of the principal residential dwelling.

Mr. Derwort added the applicant proposes to install the carport in the front yard, close to an existing handicap accessible ramp that serves the house.

Mr. Jim Price was present to speak on the request.

	<p>There was no opposition.</p> <p>After a brief discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following findings of fact and conclusions:</p> <ol style="list-style-type: none"> 1. The primary dwelling is situated further back on the lot than typical, leaving minimal rear yard area. <p>A handicapped ramp serving the dwelling is positioned so that front access to the ramp is necessary.</p> <p>The ramp is located on the southern side of the house, where there is insufficient space to install a carport while meeting required setbacks standards.</p> <ol style="list-style-type: none"> 2. The conditions affecting the applicant's property are not typical of the other properties in the general vicinity. <p>Nearby dwellings are generally positioned closer to the road, with greater rear yard areas.</p> <p>Most dwellings in the surrounding area do not have handicap-accessibility improvements such as ramps.</p> <ol style="list-style-type: none"> 3. Under existing Ordinance requirements, the applicant cannot place a carport in the desired location. <p>Strict application of the Ordinance would require the carport to be placed in the rear yard or northern side yard, neither of which is served by the driveway or provides proximity to the handicap-accessible ramp.</p> <ol style="list-style-type: none"> 4. Due to the placement of the dwelling, the proposed carport will be set back farther than dwellings on adjacent lots. <p>The applicant submitted letter of support from community members.</p> <p>The motion was seconded by Mr. Gene Weston and carried a unanimous vote.</p> <p>BOA-26-27, 417 W. Calhoun St. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for variances from the requirements of the <i>City of Sumter Zoning & Development Standards Ordinance</i>, as follows: (1) residential accessory structure setbacks for structures over 1,200 sq. ft. in size found in <i>Article 4.g.c.2: Accessory Structure Setbacks (where site plan review is required)</i>, and (2) any other variances required to construct an accessory apartment over 1,200 sq. ft. in size in the rear yard where the structure will be located +/- 5 ft. from a side property line. The</p>
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	<p>property is located at 417 W. Calhoun St., is zoned Residential-9 (R-9), and is represented by TMS# 228-06-01-027.</p> <p>Mr. Kelly stated the property acquired by the applicant in 2018. The 1.45-acre lot currently contains a residential structure that measures 5,169 sq. ft., and two accessory structures – a carport and a two-story guest house.</p> <p>Mr. Kelly added the proposed renovation, and conversion will result in the size of the structure increasing to 1,775 sq. ft., which is pending 2nd and Final Reading at City Council on September 15, 2026.</p> <p>Mr. Kelly mentioned project was granted design review approval in July 2026 via HP-26-09.</p> <p>Mr. Kelly stated Design Review Board approval is contingent on approval of side setback variance from the Board of Zoning Appeals.</p> <p>Mr. Scott Bell and Mrs. Patricia Fernandez were present to speak on behalf of the request.</p> <p>After a brief discussion, Mr. Steven Schumpert made a motion to deny this request subject to the following findings of fact and conclusions:</p> <ol style="list-style-type: none"> 1. Subject parcel of land is 1.47-acres and features an average depth of approximately 400 dt. Site shape is irregular, with an “L” shape that continues into the interior of the block. Property is located in the Hampton Park Overlay District, a City-designated design overlay district that regulates the exterior appearance of structures and sites. Garden cottage structure contributes to the fabric of the Hampton Park Historic District based both on its age and architectural details. 2. Lot’s shape is unique in the area, as other lots are generally rectangular in shape and are significantly smaller in total area. Property’s location in the Hampton Park Overlay District is not unique in relation to parcels in the immediate area, however, the Overlay District is small in relation to the city as a whole. 3. Under existing Ordinance requirements regarding the side setback, the applicant would be unable to complete their
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	<p>desired renovation and construction work to combine the existing garden apartment and carport into a single structure.</p> <p>4. Design Review Board reviewed the proposed construction in relation to the City’s adopted Design Guidelines for the Hampton Park Overlay District and issued a Certificate of Appropriateness (CoA) for the scope of work, contingent upon issuance of the requested variance.</p> <p>While the proposed project consolidates the two existing structures into a single combined structure and modifies the current configuration, the design has been considered to preserve the architectural character and visual harmony of the historic district.</p> <p>With the following conditions:</p> <ul style="list-style-type: none"> • Building and/or Land Disturbance Permits may not be issued until after adoption of the City of Sumter Unified Development Ordinance that includes Accessory Dwelling Unit (ADU) standards under which the proposed guest home size is compliant, notwithstanding the 5 ft. side setback variance approved per BOA-26-27. <p>The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p> <p>BOA-26-28, 3115 N. Kings Hwy. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) minimum lot width standards found in Article 3.n.5.a: (AC District) Minimum Lot Requirements and Article 8.e.13.g: Lots, (2) minimum street frontage standards found in Article 8.e.13.c: Lots, and (3) any other variances required to subdivide the property as proposed. The property is located at 3115 N. Kings Hwy., is zoned Agricultural Conservation (AC), and is represented by TMS# 091-00-02-010.</p> <p>Mr. Derwort stated the applicant proposes creating two tracts of 25.97-acres and 23.67-acres, roughly dividing the property in half. The northernmost tract would continue to use its existing frontage on N. Kings Hwy. and is compliant with Sumter County Zoning & Development Standards Ordinance (“Zoning Ordinance”) requirements. The southern tract would be served by an existing 50 ft. wide stem that connects to N. Kings Hwy. However, the AC District requires a minimum lot width of 60 ft. throughout, and a minimum of 60 ft. of frontage on a public road unless the subdivision qualifies for a “lifetime-family transfer” exemption. Therefore, approval of variance is required for the subdivision as proposed.</p>
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	<p>Mr. Derwort added until early 2026, the property consisted of 2 tracts divided roughly in half. A 1.75-acre tract with direct frontage onto N. Kings Hwy. was subdivided off the larger property, and the internal property between the remaining tracts was removed – creating 1 combined tract. This combination was necessary to approve the 1.75-acre subdivision because without it the remaining tract would not have met Zoning Ordinance requirements. The applicant now seeks to reestablish a dividing line to create 2 separate tracts once again.</p> <p>Mr. John Thomas Parker was present to speak on behalf of the request.</p> <p>After a brief discussion, Mr. Jason Reddick made a motion to approve this request subject to the following findings of fact and conclusions:</p> <ol style="list-style-type: none"> 1. The property is +/- 49.64-acres in size. <p>The proposed tracts are 25.97 & 23.67-acres in size</p> <p>Both tracts have public road access; however, the southern tract's access only consists of a 50 ft. stem, 10 ft. less than required.</p> <ol style="list-style-type: none"> 2. Most property in the general vicinity of comparable size has enough public road frontage and space for lot width to allow for the creation of at least 1 additional lot. 3. The property cannot be subdivided (outside of a lifetime family transfer exemption) because it lacks the required amount of public road frontage and lot width throughout under current requirements. 4. The subdivision would result in 2 larger tracts. <p>Additional subdivision would not be permitted without either future BZA approval, additional land acquisition, or lots subject to a “lifetime family transfer” exemption.</p> <p>50 ft. stem is adequate for the establishment of a driveway accessing the rear acreage.</p> <p>Including the following conditions:</p> <ul style="list-style-type: none"> • No structures shall be erected on portions of the property where lot width is less 60 ft. <p>The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote.</p>
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	<p>BOA-26-29, 7056 Camden Hwy. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for consider a request from Harmoni Gateway Towers, LLC to establish a 279 ft. tall telecommunications tower on the property. The Zoning Administrator has referred this request to the Board of Zoning Appeals consistent with <i>Article 5.b.4: Communication Towers and Antenne</i> of the <i>Sumter County Zoning & Development Standards Ordinance</i>. The property is located at 7056 Camden Hwy., is zoned Agricultural Conservation (AC), and is identified as TMS# 088-00-03-028.</p> <p>Mr. Kelly mentioned the communications tower and/or antenna may be treated as Conditional Uses in Sumter County without further review by the Sumter City-County Board of Zoning Appeals if the Zoning Administrator determines all applicable conditions in the Ordinance are met.</p> <p>Mr. Kelly stated the Zoning Administrator has referred the request by Harmoni Gateway Towers, LLC for decision by the Board of Zoning Appeals consistent with Article 5.b.4.</p> <p>After a brief discussion, Mr. Steven Schumpert made a motion to defer this request subject to the next Board of Zoning Appeals meeting on Wednesday, October 14, 2026.</p> <p>The motion was seconded by Mr. Gene Weston and carried a unanimous vote.</p>
OLD BUSINESS	NONE
INTRODUCTION OF NEW STAFF	Mr. Jeff Derwort introduced the new Senior Planner, Carmen Lowery.
	<p>There being no further business, Mr. Steven Schumpert made a motion to adjourn the meeting at 4:59 p.m. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for October 14, 2026.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>